

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: October 31, 2014
Re: Staff Report for Grove City Town Center Apartments – Preliminary Development Plan

Item #10 – Grove City Town Center Apartments – Preliminary Development Plan (PID #201410240061)

Application: Preliminary Development Plan
Location: 4035 Broadway
Applicant: City of Grove City
Current Zoning: CBD (Central Business District), C-2 (Retail Commercial), IND-1 (Light Industry)
Proposed Zoning: PUD-R (Planned Unit Development - Residential)
Current Use: Vacant
Proposed Use: Multi-Family Residential

Relevant Code Section(s):

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

Project Summary:

The applicant is requesting approval of a preliminary development plan for a multi-family development on the former lumberyard site west of City Hall at 4035 Broadway. A total of 120 one and two bedroom units are proposed in four structures around the site. A community building is also proposed in the center of the site. The proposed preliminary development plan has been submitted with the intent of rezoning the site to PUD-R (Planned Unit Development Residential) for the development of the site.

Site Plan

The proposed development will have one point of access from Grove City Road and another from Park Street. Drive aisles through the parking lot will connect the two entrances. Existing curb cuts on the site accessing the existing City Hall parking lot will be removed in order to redevelop the site as shown on preliminary plans.

Proposed setbacks are not shown on plans. Staff generally supports the reduced building setbacks given the downtown setting of the proposed structures.

Building

Four buildings are proposed around the site, two fronting on Grove City Road, one fronting Park Street and one oriented towards the City Hall building. Buildings will contain one-bedroom and two-bedroom apartments. Buildings fronting Grove City Road will also feature ADA accessible units. Preliminary plans show building exteriors to be finished in horizontal lap and vertical board and batten siding with brick veneer accent. In order to be more compatible with structures in the Town Center, staff recommends additional brick be incorporated into all proposed buildings.

Parking

152 open parking spaces are proposed on the site. No covered parking is proposed. Although the number of proposed parking spaces does not meet the code require number for a multi-family housing development, staff believes the proposed deviation is appropriate given the availability of parking in public parking lots to the north across Park Street to provide supplemental parking for the development. Although not labelled, the parking lot along Park Street does not appear to meet setback requirements. Staff recommends increasing the setback to create further separation from the pedestrians on the sidewalks adjacent to Park Street.

Landscaping

A landscape buffer is shown along the western edge of the property to screen the proposed development from the adjacent railroad line; however this buffer is shown on CSX's property. Landscaping should be added to plans on the site to be developed to screen the parking lot from the railroad and prevent glare from headlights from shining onto Front Street. Landscaping is generally shown around the site; however a more detailed landscape plan will be provided with the final development plan.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed apartments will have a beneficial effect on the city and Town Center by providing new residential opportunities in the Town Center area, an opportunity recognized in the 2008 Town Center Plan to strengthen the area.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: Due to the site's location within the Town Center and location of existing development in the area, certain Code requirements have not been met in the proposed preliminary development plan, such as parking lot and building setbacks, the number of parking spaces proposed, and amount of open space on the site. Staff believes that

landscaping and other design work on the site to be finalized with the final development plan can reduce the impact from the reduced setbacks, while providing an overall benefit to the area.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development was initially proposed as part of the larger development of the Town Center and has been designed to fit in the context of existing development in the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed PUD is appropriate for the area as it will set standards to allow for a flexible site design, to create a development appropriate and in character with the Town Center and existing area development.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Although the proposed apartments will generate additional traffic on existing streets, staff believes that the streets within Town Center are suitable to carry the anticipated traffic.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

Finding Met: Although not shown on plans, sanitary and water mains are available to the site and have the capacity to serve the proposed development. Utility layout and design will be further reviewed with the final development plan.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

Finding Met: Phasing is not proposed with this development. After greater detail is provided and further review conducted on plans, staff is confident that the proposed development can be design to contain adequate parking, landscaping and utility areas to create a desirable and stable environment.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

Finding Met: The proposed project, including buildings, parking spaces, landscaping, and utilities can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted.